

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 19/02961/FULL6

Ward:
Hayes And Coney Hall

Address : 45 Westland Drive Hayes Bromley BR2 7HE **Objections: No**

OS Grid Ref: E: 539698 N: 165848

Applicant : Mr Alexander McNeill

Description of Development:

First floor front/side extension.

Key designations:

Area of Special Residential Character
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Smoke Control SCA 51

Proposal

Planning permission is sought for a first floor front/side extension to the host dwelling.

The proposed extension would be constructed above what it at present an integral garage in order to create an additional bedroom. The proposed extension would be set back from the ground floor front garage and would align with the main flank elevation of the host dwelling. The extension would be set beneath a hipped roof which would slope away from the front and side elevations.

The existing north eastern side wall of the dwelling is set approx. 0.9m from the boundary with No. 47. The total separation between Nos. 45 and 47 is approx. 1.8m.

The external walls and roof would be rendered/tiled to match the existing dwelling.

The application has been submitted with:

- A design and access statement which refers to first floor extensions having been constructed at Nos. 41, 49, 53 and 57 and to dwellings originally constructed with first floors similar to the application proposal (at Nos. 43, 47, 51, 55 and 59). The statement also refers to the similarity between the proposal and that allowed at appeal at No. 49 Westland Drive.
- Photographs of Nos. 41, 53 and 57 and a photograph and floor plans relating to No. 49 (appeal allowed).

Location and Key Constraints

The application lies on the north western side of Westland Drive, close to the junction with Sandiland Crescent. The host property comprises a detached two storey dwelling with a pitched roof. There is less than 1m side space between the north eastern flank wall of the building and the flank boundary of the site. This separation is consistent with the pattern of development in the locality, which is characterised by detached dwellings with integral garages with the houses being of a quite uniform and consistent original design and layout.

The site is located within the Warren Wood Estate Area of Special Residential Character (ASRC).

Comments from Local Residents and Groups

Nearby owners/occupiers were notified of the application and no representations were received.

Policy Context

Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 24 July 2018 and updated on 19 February 2019.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

The application falls to be determined in accordance with the following policies:

London Plan Policies

- 7.4 Local character
- 7.6 Architecture

Bromley Local Plan

- 6 Residential Extensions

8 Side Space
37 General Design of Development
44 Areas of Special Residential Character

Supplementary Planning Guidance

SPG1 - General Design Principles
SPG2 - Residential Design Guidance

Planning History

The relevant planning history relating to the application site is summarised as follows:

93/00594/FUL

Two storey side and single storey rear extensions, side and rear dormer extensions and single storey detached building at rear.

Planning permission REFUSED on grounds relating to the site and bulk of the extensions representing a cramped overdevelopment of the site. A subsequent appeal against the refusal of planning permission was part allowed/part dismissed (with the single storey detached building allowed). The proposal incorporated significant enlargement of the host roof and the construction of three dormer windows.

93/01552/FUL

Single storey side and rear and first floor side extensions.

Planning permission GRANTED.

19/00671/FULL6

Single storey rear extension with rooflights and rear steps to garden. Raised terrace to be extended and elevational alterations.

Planning permission GRANTED.

The drawings for this application include the development granted planning permission under reference 19/00761/FULL6.

Other sites

No. 49 Westland Drive

Under reference 14/04764/FULL6 planning permission was refused for the erection of single storey rear and side extensions and a two storey front extension. (NB the appeal Inspector refers to the latter as a first floor front extension). An appeal against the refusal of planning permission was allowed. The built form of the first

floor extension and its separation to the boundary/relationship with the single storey ground floor garage is substantially similar to that currently proposed. In allowing the appeal the Inspector stated:

"I note that the 1m minimum width figure is a borough-wide standard. In this instance, though, I do not consider that the existing relationship between the appeal property and No. 51 would be harmed by the proposal and the resultant effect would not be cramped form of development."

He went on to state that in the light of the findings with regards to the relationship between the development and the boundary, he was satisfied that the individual quality and character of the ASRC would not be eroded as a result of the proposal. Members are advised that in the case of the application under reference 14/04764 the side space to the boundary for the full height of the resultant flank elevation was approx. 0.9m (commensurate with the current proposal) and the roof design is replicated in this application.

Considerations

The main issues to be considered in respect of this application are:

- Design
- Neighbouring amenity
- CIL

Design

Design is a key consideration in the planning process. Good design is an important aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

London Plan and Bromley Local Plan policies further reinforce the principles of the NPPF setting out a clear rationale for high quality design.

Policy 6 of the BLP relates to the design and layout of residential extensions. It states inter alia that space or gaps between buildings should be respected or maintained where these contribute to the character of the area. The site lies within a designated ASRC and therefore Policy 8 of the BLP (relating to side space) is relevant. This states that the Council will normally require a minimum of 1m side space for the full height and length of two storey development, but that where higher standards of separation already exist, a more generous side space should be provided.

Policy 44 of the Bromley Local Plan requires that development in designated ASRCs will be required to respect, enhance and strengthen their special and distinctive qualities.

The row of dwellings within which the application dwelling lies are fairly uniform in their layout, design and separation between two storey development. The ASRC description does not emphasise space between buildings as informing the character of the area, instead referencing the style of the buildings, there being a variety in the design and layout of buildings and there being relatively small plot sizes.

It is considered that in view of the design of nearby dwellings and the relationship between the proposed extension and the boundary, and taking into account the 2014 appeal decision, the proposal would not undermine the character of the ASRC or appear cramped and incongruous within the street scene. The proposal would in effect raise the flank wall by approx. 1.1m with the extension incorporating sympathetic hipped roof. The limited scale of the development and its design in context with that of the host and surrounding dwellings is considered to be consistent with the prevailing character of the area.

Having regard to the form, scale, siting and proposed materials it is considered that the proposed extension would complement the host property and would not appear out of character with surrounding development or the area generally. It would not result in unrelated terracing or an unduly cramped appearance in respect of the relationship between Nos. 45 and 47.

Neighbouring amenity

Policy 37 of the Bromley Local Plan seeks to protect existing residential occupiers from inappropriate development. Issues to consider are the impact of a development proposal upon neighbouring properties by way of overshadowing, loss of light, overbearing impact, overlooking, loss of privacy and general noise and disturbance.

The submitted drawings include the development granted planning permission under reference 19/00761 (relating to the extension of the property at the rear and including a raised rear terrace) but the application description relates solely to the first floor front extension. If permitted, the development under refs. 19/00761/FULL6 and this application could be implemented entirely independently.

The proposed first floor extension would be sited between the main bulk of the host dwelling and the flank elevation of the dwelling. It would not project forward of the existing dwelling nor closer to the boundary than the existing ground floor side elevation. The neighbouring property at No. 47 has a first floor similar in design to the current proposal, with a windowless first floor flank elevation. The extension would physically relate most closely to the side roof of the neighbouring property which also has no windows.

Having regard to the scale of the extension and the layout and siting of the extension in relation to the neighbouring dwelling at No. 47 it is not considered that a significant loss of amenity with particular regard to light, outlook, prospect and privacy would arise.

CIL

The Mayor of London's CIL is a material consideration. CIL is not payable on this application and the applicant has completed the relevant form.

Conclusion

Having had regard to the above it is considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the visual amenities of the street scene and the Area of Special Residential Character.

Background papers referred to during production of this report comprise all correspondence on the files set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- 1 The development to which this permission relates must be begun not later than the expiration of 3 years, beginning with the date of this decision notice.**

Reason: To comply with Section 91, Town and Country Planning Act 1990.

- 2 Unless otherwise agreed in writing by the Local Planning Authority the materials to be used for the external surfaces of the development hereby permitted shall as far as is practicable match those of the existing building.**

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the appearance of the building and the visual amenities of the area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans approved under this planning permission unless previously agreed in writing by the Local Planning Authority.**

Reason: In order to comply with Policy 37 of the Bromley Local Plan and in the interest of the visual and residential amenities of the area.